

WARRANTY DEED
Joint TenancyTRANSFER
TAX
PAID

Know All Men By These Presents

029178

That PAUL A. DESJARDINS and JEAN DESJARDINS of Waterville in the County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by STEPHEN A. HALL and KELLY J. HALL of Manchester in the County of Hillsboro and State of New Hampshire, and whose mailing address is 30 Hanover Street, Apt #405, Manchester, New Hampshire and RICHARD M. HALL of Dexter, County of Penobscot, Maine, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said STEPHEN A. HALL, KELLY J. HALL and RICHARD M. HALL as joint tenants and not as tenants in common, their heirs and assigns forever;

A CERTAIN LOT or parcel of land situated in Waterville, County of Kennebec and State of Maine more particularly described as follows:

Beginning at an iron pin in the southerly line of Violette Avenue as shown on Plan of Rosemar Park, at the northwest corner of Lot No. 19 previously sold to Leo Poulin; thence westerly along the southerly line of said Violette Avenue seventy-five (75) feet to a point; thence southerly at right angles with said Violette Avenue one hundred eighteen (118) feet to the southerly line of said lots; thence easterly at right angles seventy-five (75) feet to the southwest corner of Lot No. 19; thence northerly along the westerly line of Lot No. 19 to the southerly line of Violette Avenue, the point of beginning.

Meaning and intending to convey the entire Lot 20 and ten (10) feet from the easterly side of Lot 21, making this conveyance a lot seventy-five (75) feet by one hundred eighteen (118) feet, on plan of Rosemar Park as amended, made for L.N. Violette Co. Inc., April 1951 and recorded at the Kennebec County Registry of Deeds, to which plan reference is hereby made for a more particular description.

The above described parcel of land is conveyed subject to certain restrictions and covenants:

1. That no building, or any part of a building, including porches, shall be erected or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue or within five (5) feet of either the east or west boundary line;
2. That no residence for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new of second hand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be build thereon larger than twenty (20) by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;
6. That no dwelling house costing less than six thousand dollars (\$6,000.00) shall be built thereon.

Being all and the same premises conveyed to Paul A. Desjardins and Jean P. Desjardins by deed of Edith Pooler dated September 12, 1987 and recorded at the Kennebec County Registry of Deeds in Book 3233, Page 1.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **STEPHEN A. HALL, KELLY J. HALL and RICHARD M. HALL** as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said **PAUL A. DESJARDINS and JEAN P. DESJARDINS** have hereunto set our hands and seals this 5th day of December, 1988.

Signed, Sealed and Delivered
in the presence of

Stan F. Dubord
S. F. D.

Paul A. Desjardins
PAUL A. DESJARDINS
Jean P. Desjardins
JEAN P. DESJARDINS

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: December 5, 1988

Personally appeared the above named **PAUL A. DESJARDINS and JEAN P. DESJARDINS** and acknowledged the above instrument to be their free act and deed.

Before me,

Stan F. Dubord
Notary Public
Print Name _____
My Commission Expires _____

Stephen F. Dubord
Attorney At Law
Notary Public
My Commission Expires September 4, 1994



RECEIVED KENNEBEC SS.

1988 DEC 12 AM 9:00

ATTEST: Thomas B. C. Jones
REGISTER OF DEEDS